

**MINUTES  
TO BE  
APPROVED**

**MINUTES OF THE WEST JORDAN CITY  
REDEVELOPMENT AGENCY MEETING**

**Wednesday, September 24, 2014**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

---

**BOARD:** Chair Kim V. Rolfe and Board Members, Jeff Haaga, Judy Hansen, Chris McConnehey, Ben Southworth and Justin D. Stoker. Board Member Chad Nichols was excused.

**STAFF:** Bryce Haderlie, Interim City Manager; Jeff Robinson, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Tom Burdett, Community Development Director; Wendell Rigby, Public Works Director; Ryan Bradshaw, Finance Manager/Controller; Marc McElreath, Fire Chief; Doug Diamond, Police Chief, Jim Riding, C.I.P. / Facilities Project Manager; Jon Gardner, Human Resources Manager; Michelle Thompson, Human Resources Technician, and several employees from Police Department, Fire Department and City Hall.

**I. CALL TO ORDER**

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 6:27 p.m.

**II. BUSINESS ITEMS**

**APPROVE THE MINUTES OF JULY 30, 2014 AS PRESENTED**

**MOTION:** Board Member Hansen moved to approve the minutes of July 30, 2014 as presented. The motion was seconded by Board Member Stoker and passed 6-0 in favor.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Absent
Board Member Southworth	Yes
Board Member Stoker	Yes
Chair Rolfe	Yes

The motion passed 6-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO. 166, AUTHORIZING THE CHAIR TO EXECUTE A 2<sup>ND</sup> AMENDMENT TO THE AGREEMENT TO DEVELOP LAND BETWEEN THE REDEVELOPMENT AGENCY OF WEST JORDAN AND BANGERTER STATION LLC, LOCATED AT 3400 WEST AND 8700 SOUTH IN THE COMMUNITY DEVELOPMENT PROJECT AREA—JORDAN VALLEY STATION.**

Tom Burdett explained that the Jordan Valley Station was a Transit Oriented Development (TOD) located on 41 acres at 3295 W 9000 South in West Jordan, and featured the Jordan Valley stop on the Mid-Jordan light rail line in the heart of the development. The adjacent area included Jordan Valley Hospital and the Jordan Campus of the Salt Lake Community College.

The development included 1,396 multi-family dwelling units, 2,851 structured parking stalls, 83,200 sq. ft. of office space, and 32,880 sq. ft. of retail space. This site was originally rezoned for a mixed-use development implemented with Planned Community (P-C) and Transit Station Overlay District (TSOD) zones in 2005.

On September 23, 2010 the city council adopted a development agreement with the Utah Transit Authority and Bangerter Station, LLC to guide the phased development of the Jordan Valley Community. The first phase of construction with infrastructure and parking structures was completed in 2011. In addition, in 2011 a Community Development Area (CDA) was established through adoption of interlocal agreements with various taxing entities. In July of 2012 the Redevelopment Agency and City Council approved an Agreement for Development of Land (ADL) with the developer. A first amendment to the ADL was adopted in February 2014.

The development entity had informed the city that it was ready to proceed with construction of additional phases. The development entity was requesting an update to change the development schedule and allow subsequent changes to interlocal agreements.

There was no fiscal impact anticipated other than the staff time to review and process this amendment.

Staff recommended adoption of the Resolution approving the second amendment to the ADL with Utah Transit Authority and Bangerter Station, LLC.

Councilmember Stoker inquired as to the timeline for the associated sewer and roadwork on Old Bingham Highway. Mr. Burdett responded that it was intended that all the work be coordinated within the next 6-9 months.



**MOTION:** Board Member Stoker moved to approve Resolution No. 166, authorizing the Chair to execute a 2<sup>nd</sup> Amendment to the Agreement to Develop Land between the Redevelopment Agency of West Jordan and Bangerter Station LLC, located at 3400 West and 8700 South in the Community Development Project Area. The motion was seconded by Board Member McConnehey.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Absent
Board Member Southworth	Yes
Board Member Stoker	Yes
Chair Rolfe	Yes

The motion passed 6-0.

### ***III. ADJOURN***

**MOTION:** Board Member McConnehey moved to adjourn the Redevelopment Agency meeting and convene the City Council meeting. The motion was seconded by Board Member Southworth and passed 6-0 in favor.

The meeting adjourned at 6:35 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

**KIM V. ROLFE**  
Chair

**ATTEST:**

**BRYCE HADERLIE**  
Interim Executive Director

Approved this 3<sup>rd</sup> day of December 2014